

City Council
Atlanta, Georgia

01-0-1286

SUBSTITUTE ORDINANCE
BY: ZONING COMMITTEE

Z-01-52
DATE FILED: 9-6-01

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended and the maps established in connection therewith be changed so that the following property located at **the Southeast Corner of Lakewood Avenue, S.E. and Miller Reed Avenue, S.E.** be changed from the **I-2-C (Heavy Industrial-Conditional)** District, to the **R-5-C (Two-Family Residential-Conditional)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **56** of the **14th** District, Fulton County, Georgia being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the suffix "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

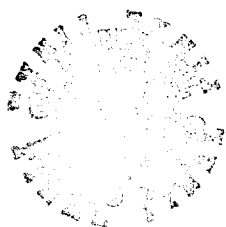
A true copy,

Rhonda Dauphin Johnson
Municipal Clerk, OMC

ADOPTED by the Council
RETURNED WITHOUT SIGNATURE OF THE MAYOR
APPROVED as per City Charter Section 2-403

OCT 01, 2001

OCT 10, 2001



Conditions for Z-01-52

This property shall be developed for single-family residential use only.

After Recording Return To:
MILES P. HURLEY, P.C.
5775-B Glenridge Drive, Ste. 410
Atlanta, GA 30328
00M1335D

Deed Book 29766 Pg 222
Filed and Recorded Dec-13-2000 08:28am
2000-0328338
Real Estate Transfer Tax \$75.00
Juanita Hicks
Clerk of Superior Court
Fulton County, Georgia
11000 10 000 10 000 10 000 10 000 10 000 10 000 10 000 10 000 10 000

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF FULTON

THIS INDENTURE, made this 8TH day of December, 2000, between

HOUSING STARTS, INC., a Georgia Corporation,

of the County of Fulton, and State of Georgia as Party of the first part, hereinafter called Grantor, and

HABITAT FOR HUMANITY IN ATLANTA, INC., a Georgia Corporation,

of the County of Fulton, and State of Georgia as Party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires of permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable considerations, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, alienated, conveyed, and confirmed, and by these presents does grant bargain, sell, convey and confirm unto the said Grantee,

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 56 OF THE 14TH DISTRICT OF FULTON COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT MARKED BY A 1" PIPE FOUND AT THE INTERSECTION OF THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF LAKEWOOD AVENUE (60' RIGHT-OF-WAY) AND THE SOUTHERN RIGHT-OF-WAY OF MILLER REED AVENUE (50' RIGHT-OF-WAY); THENCE RUNNING NORTH 74 DEGREES, 24 MINUTES, 14 SECONDS EAST ALONG THE SOUTHERN RIGHT-OF-WAY OF MILLER REED AVENUE A DISTANCE OF 460.00 FEET TO A POINT MARKED BY A 1/2" REBAR SET; THENCE RUNNING SOUTH 15 DEGREES, 48 MINUTES, 50 SECONDS EAST A DISTANCE OF 239.14 FEET TO A POINT MARKED BY 1/2" REBAR SET; THENCE RUNNING SOUTH 74 DEGREES, 17 MINUTES, 13 SECONDS WEST A DISTANCE OF 460.33 FEET TO A POINT MARKED BY 1/2" REBAR SET ON THE EASTERLY RIGHT-OF-WAY OF LAKEWOOD AVENUE; THENCE RUNNING NORTH 15 DEGREES, 44 MINUTES, 00 SECONDS WEST ALONG THE EASTERLY RIGHT-OF-WAY OF LAKEWOOD AVENUE A DISTANCE OF 240.08 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 2.531 ACRES, AS SHOWN ON THE PLAT OF SURVEY PREPARED BY PEARSON & ASSOCIATES, INC. FOR HOUSING STARTS, INC., METROPOLITAN ATLANTA COMMUNITY FOUNDATION, INC. & LAWYERS TITLE INSURANCE CORPORATION, DATED MARCH 30, 1994, LAST REVISED ON JANUARY 30, 1995, WHICH PLAT OF SURVEY IS INCORPORATED HEREIN BY THIS REFERENCE.

This property is conveyed subject to all restrictions and easements of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

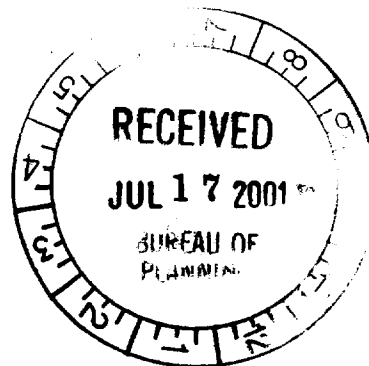
Signed, sealed and delivered in the presence of:

HOUSING STARTS, INC.,

Witness

By: *Alvin H. Furst*
Its: *President*

Notary Public



2-01-52

RCS# 3157
10/01/01
3:29 PM

Atlanta City Council

Regular Session

MULTIPLE 01-O-0650; Z-01-31 & 01-O-1286; Z-01-52

ADOPT ON SUB

YEAS: 13
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 2
EXCUSED: 0
ABSENT 1

Y McCarty	Y Dorsey	Y Moore	Y Thomas
Y Starnes	Y Woolard	B Martin	Y Emmons
Y Bond	Y Morris	Y Maddox	NV Alexander
Y Winslow	Y Muller	Y Boazman	NV Pitts

CORRECTED COPY

MULTIPLE

01-C-1286

(Do Not Write Above This Line)

AN ORDINANCE Z-01-52
BY: COUNCILMEMBER VERN MCCARTY
J.E. and Gary
AN ORDINANCE TO REZONE FROM
I-2-C (HEAVY INDUSTRIAL-
CONDITIONAL) DISTRICT TO R-5
(TWO-FAMILY RESIDENTIAL) DISTRICT
PROPERTY LOCATED AT THE SOUTHEAST
CORNER OF LAKEWOOD AVENUE, S.E.
AND MILLER REED AVENUE, S.E.
FRONTING 240.08 FEET ON THE
NORTHEASTERLY SIDE OF LAKEWOOD
AVENUE BEGINNING AT THE SOUTHEAST
CORNER OF MILLER REED AVENUE.
DEPTH: 460 FEET; AREA: 2.531
ACRES; LAND LOT 56, 14TH DISTRICT,
FULTON COUNTY, GEORGIA.
OWNER: HABITAT FOR HUMANITY
IN ATLANTA, INC.
APPLICANT: SAME
NPU-Y COUNCIL DISTRICT 1

ADOPTED BY
OCT 0 1 2001

COUNCIL

substitute

- ☐ CONSENT REFER
☐ REGULAR REPORT REFER
☐ ADVERTISE & REFER
☐ 1st ADOPT 2nd READ & REFER

Date Referred 8/13/01
Referred To: Z.B. & J. Goring

First Reading

Committee
Date
Chair

Committee

Date

Chair

Action:

Fav, Adv, Held (see rev. side)

Other:

Members

Refer To

Committee
Date
Chair

Committee

Date

Chair

Action:

Fav, Adv, Held (see rev. side)

Other:

Members

Refer To

Committee

Date

Chair

Action:

Fav, Adv, Held (see rev. side)

Other:

Members

Refer To

Committee

Date

Chair

Action:

Fav, Adv, Held (see rev. side)

Other:

Members

Refer To

COUNCIL ACTION

☐ 2nd ☐ 1st & 2nd ☐ 3rd
Readings

☐ Consent ☐ V Vote ☒ RC Vote

CERTIFIED

OCT 1 2001
ATLANTA CITY COUNCIL PRESIDENT
Robert A. Parker

CERTIFIED
OCT 0 1 2001

Shirley D. Johnson
MUNICIPAL CLERK

MAYOR'S ACTION

APPROVED
OCT 10 2001
WITHOUT RESERVATION
BY OPERATIONS